

Central and Bristol Community Facilities and Park Master Plan

City of Wichita

Wichita City Council
Workshop Presentation
July 26, 2011



1. *Project Background*

Why a Master Plan for the Central and Bristol Site?

- ❖ The city acquired 14.4 acres of property in January 2006 for development of a future police substation and outdoor recreation park.
- ❖ A conceptual master plan will best guide the future development of city facilities (police substation/community meeting room, fire station) and an outdoor park at this site.
- ❖ The impact of a future fire station at this location needs to be evaluated.
- ❖ Community feedback is a key element of the planning process.



1. *Project Background*



1. Project Background

Plan Steering Committee:

City Council Member District II – Pete Meitzner

City Council Member (ex-officio) District II – Sue Schlapp

Board of Park Commissioners – Tom Roth

Director of Park and Recreation – Doug Kupper

Chief of Police – Norman Williams

Fire Chief – Ron Blackwell

Assistant City Manager – Cathy Holdeman

Director of Planning – John Schlegel

District Advisory Board II – Daryl Crotts

Preston Trails Home Owners Association – Deb Hoyer

Holy Cross Lutheran Church & School – Kent Hoyer

The Plan Steering Committee is assisted by an 11 member **City Staff Support Team**.



1. Project Background

Plan Development Process

October 2010

- City approval of project 'scope of work' and formation of Plan Steering Committee & Staff Support Team.

November 2010

- City staff briefing of **DAB II** on Central and Bristol master plan project.

January 2011

- City staff presentation/discussion with **DAB II**.
- City staff presentation/discussion with **Preston Trails and Area Home Owners Associations**.

February - May 2011

- Site analysis, future facilities assessment, schematic building footprint scenarios, preliminary park design concept.
- District-wide **community open house** meeting at Holy Cross Lutheran Church.
- City staff presentation/discussion with **Park Board, DAB II** and **City Design Council**.

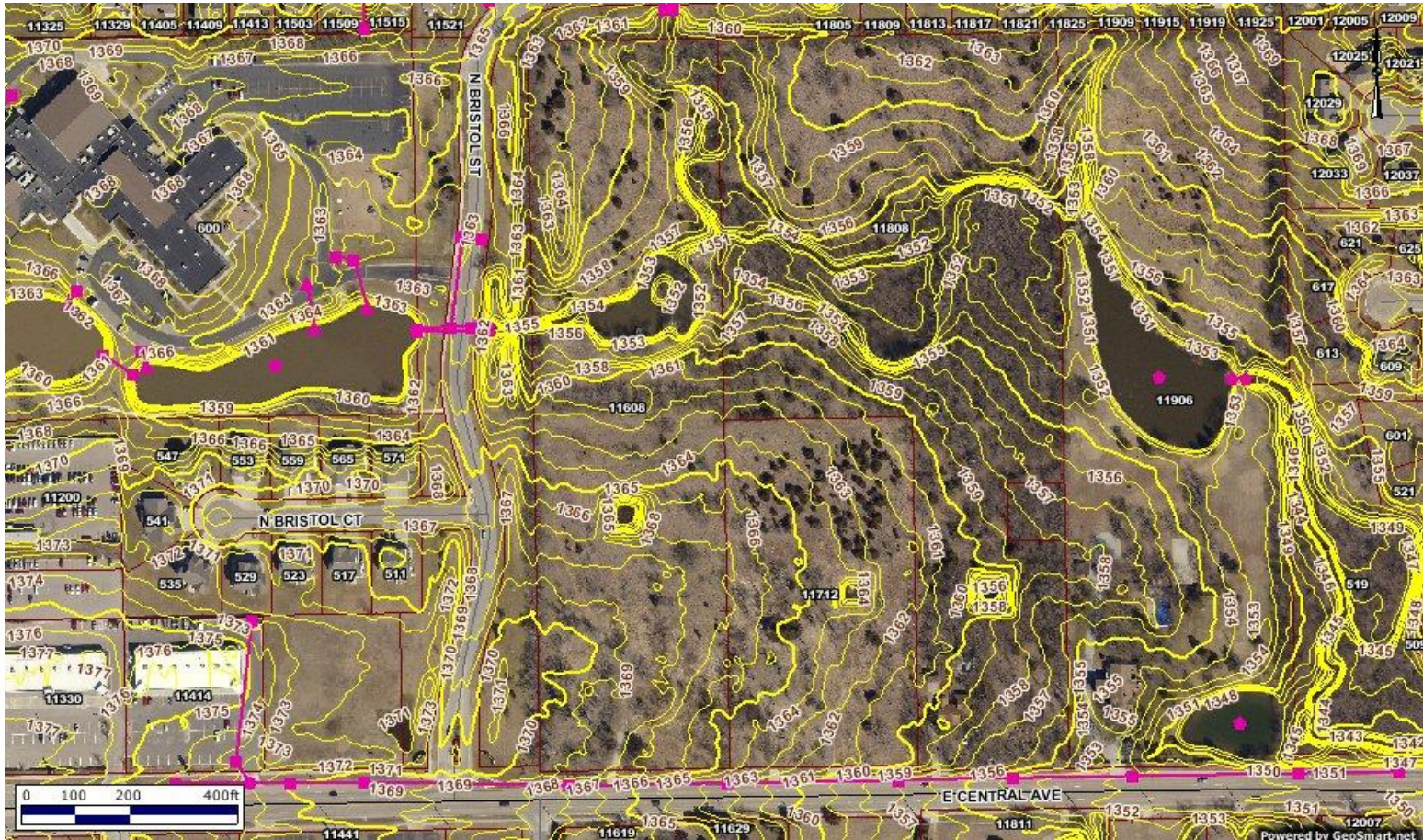
June 2011

- Plan Steering Committee finalization of recommend community facilities and park master plan concept.



2. Site Analysis

Site Development Opportunities/Constraints

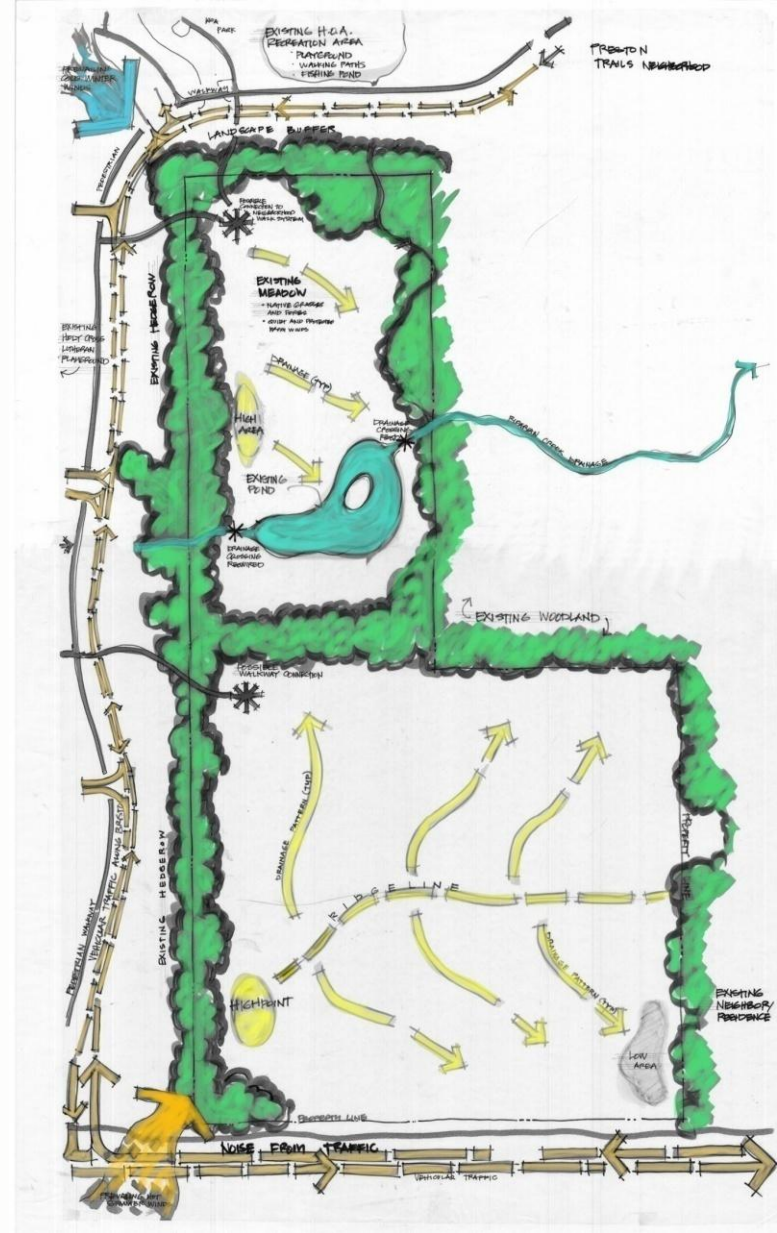
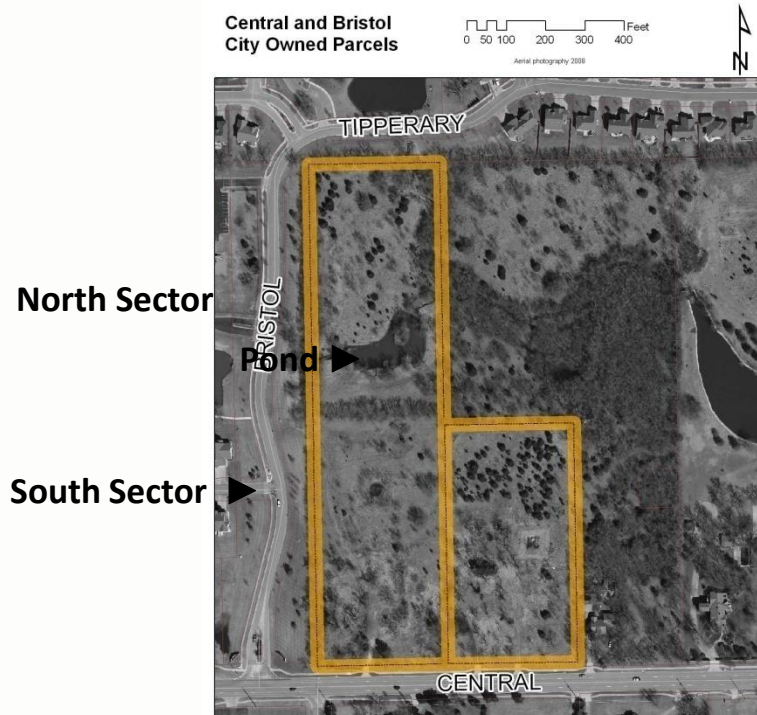


1 foot contour elevations

2. *Site Analysis*

Site Development Opportunities/Constraints

Topography, natural features and site drainage



2. Site Analysis

Site Photos: North sector



View looking south – meadow area in northwest corner



View looking south from northwest corner



View looking north from pond – rise in elevation

2. Site Analysis

Site Photos: North sector - existing pond area



View looking east to pond



View looking west to pond



View looking north to pond

2. Site Analysis

Site Photos: South sector



View west – southwest corner



View west – south central meadow area

View south from northeast corner area



View north – south central area

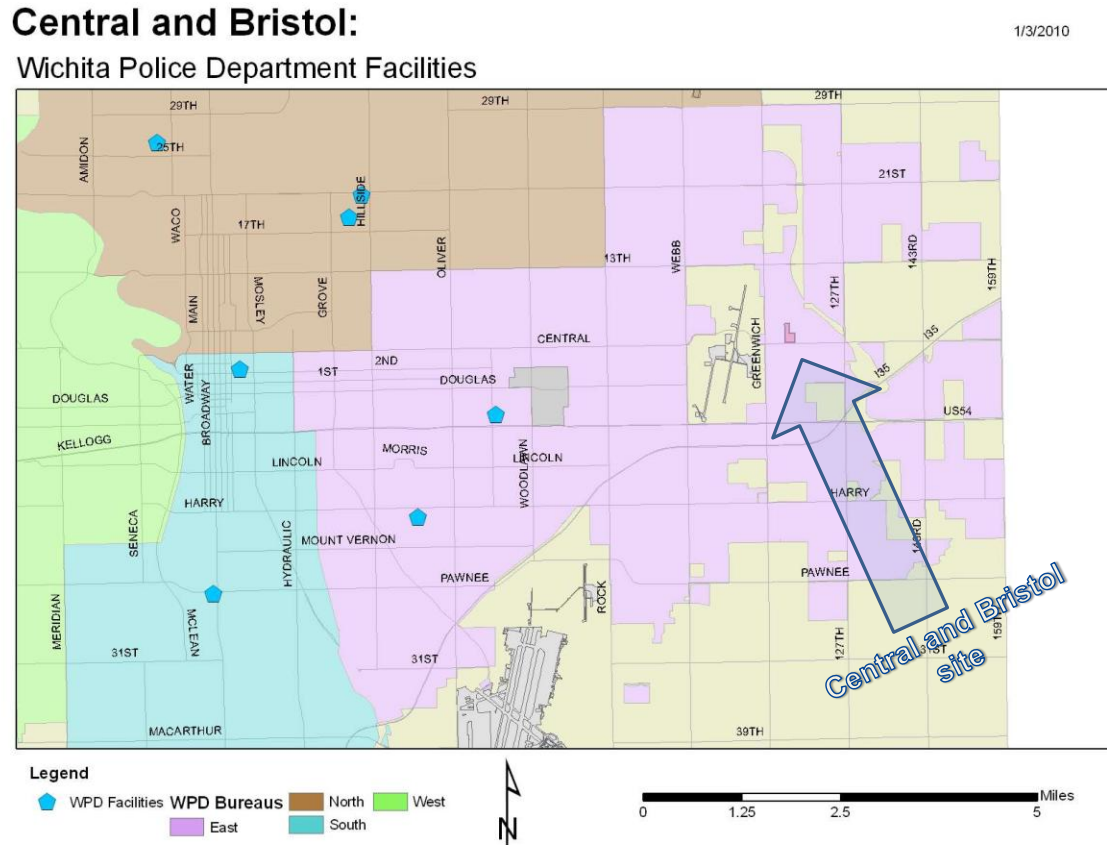


View northeast – southeast corner



3. Needs Assessment

Patrol East Substation/Community Meeting Room



Central & Bristol location and context relative to WPD bureau facilities and Patrol service areas



3. Needs Assessment

Patrol East Substation/Community Meeting Room

Substation Needs:

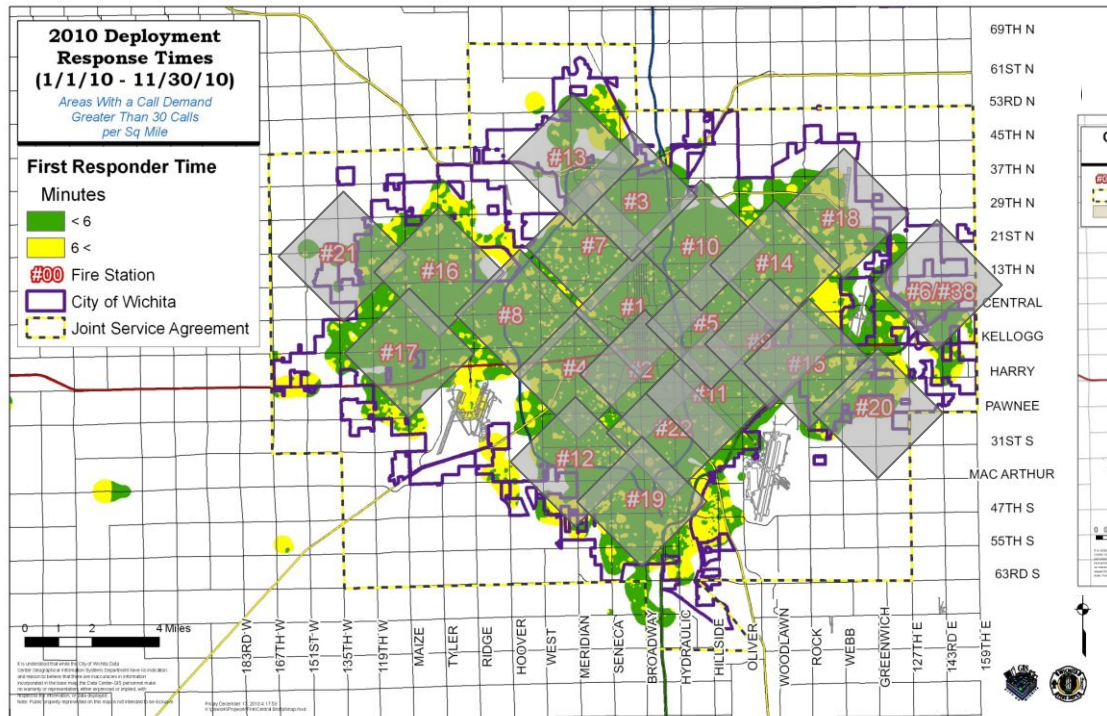
- ❖ The current Patrol East location (Edgemoor & Kellogg) is too small and not strategically situated to properly serve the population growth in east Wichita.
- ❖ New **substation space requirements** are **10,250 sq. ft.** Total parking requirements for public and secured employee/police **vehicle parking is 162 spaces.** A vehicle service bay and fuel pump facilities will be included. Total staff working out of the substation is estimated at **130 people.**
- ❖ A community meeting room will be included in the design of the substation (to accommodate an identified need in District II).
- ❖ Community policing serves will be delivered from the Edgemoor & Kellogg facility, retaining a policing presence in the College Hill area.
- ❖ Significant community support for a police substation at this site has been evidenced at the community meetings.



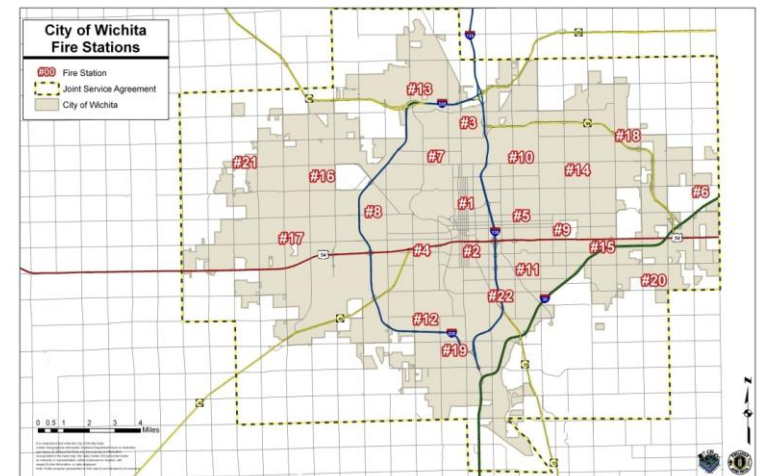
3. Needs Assessment

Area Fire Service

City Wide Performance



Fire Station Locations



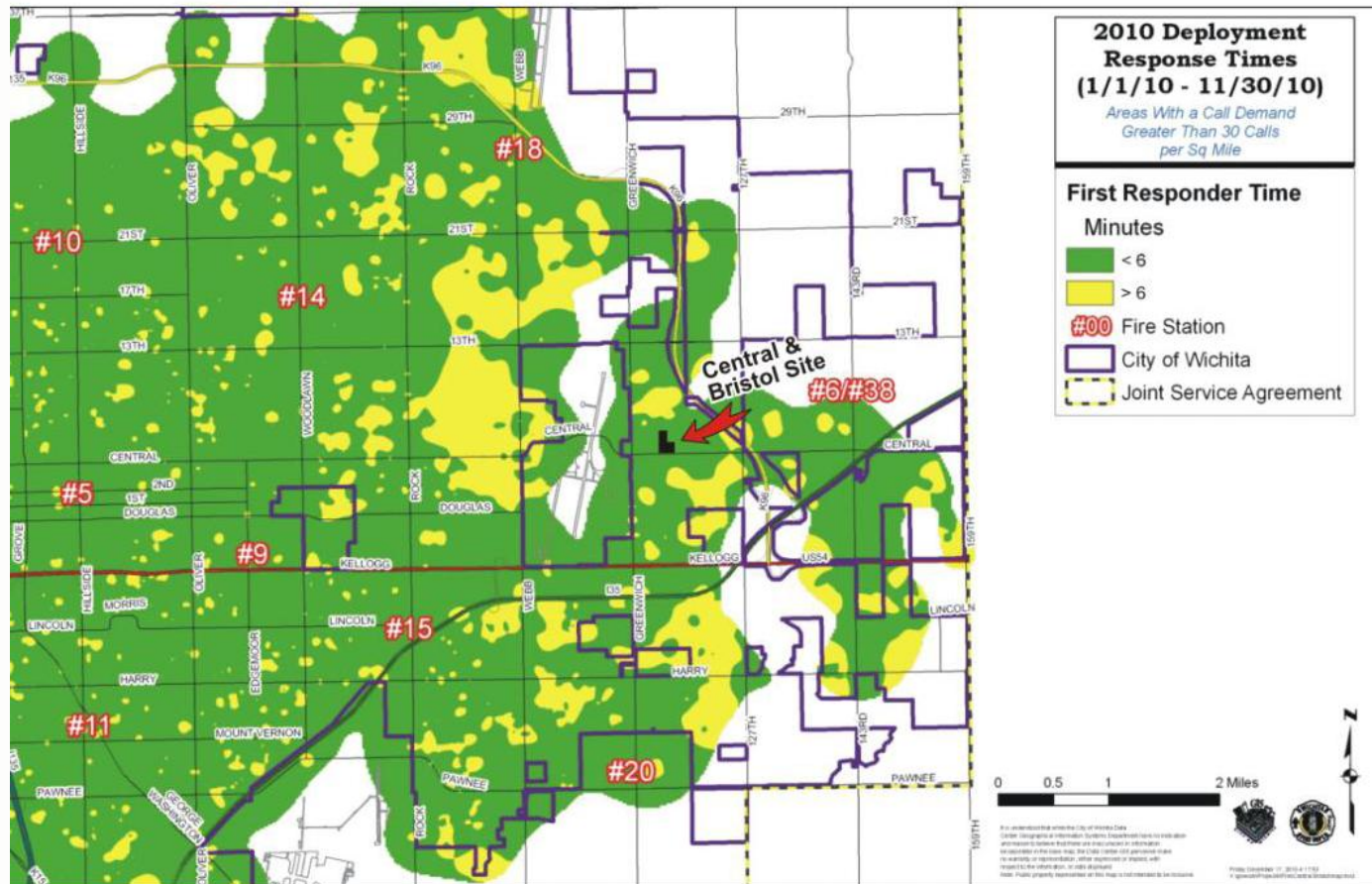
In 2010:

- ❖ WFD provided emergency services from 22 fire stations covering 165 sq. mi.
- ❖ Average response time of 4:34 minutes.
- ❖ 90% of Wichita served in less than 7:00 minutes.



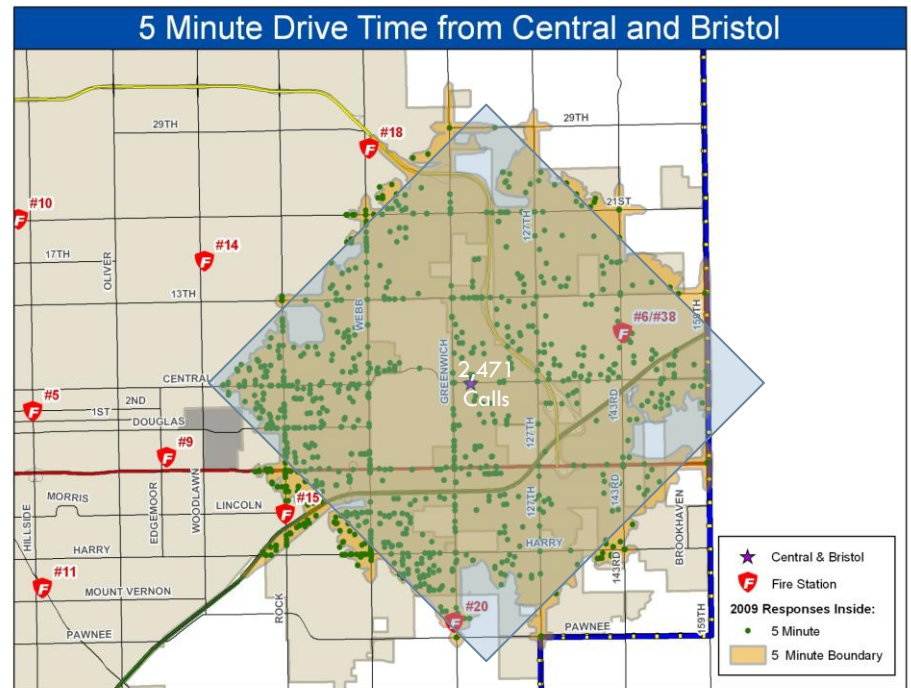
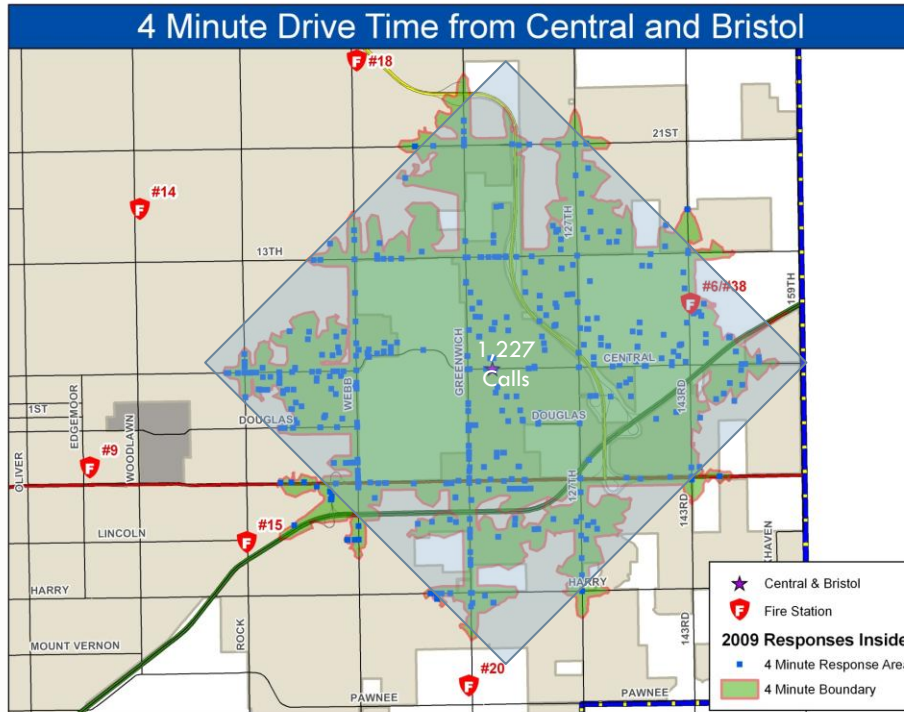
3. Needs Assessment

Area Fire Service



3. Needs Assessment

Area Fire Service



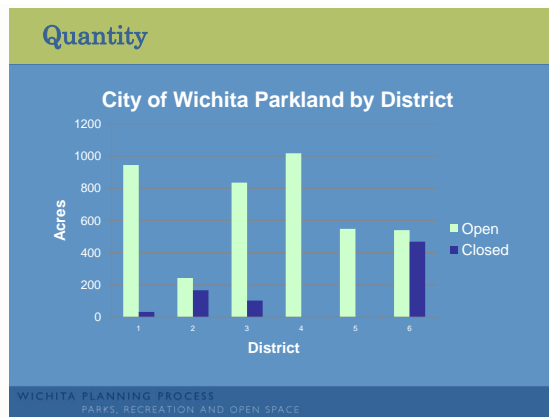
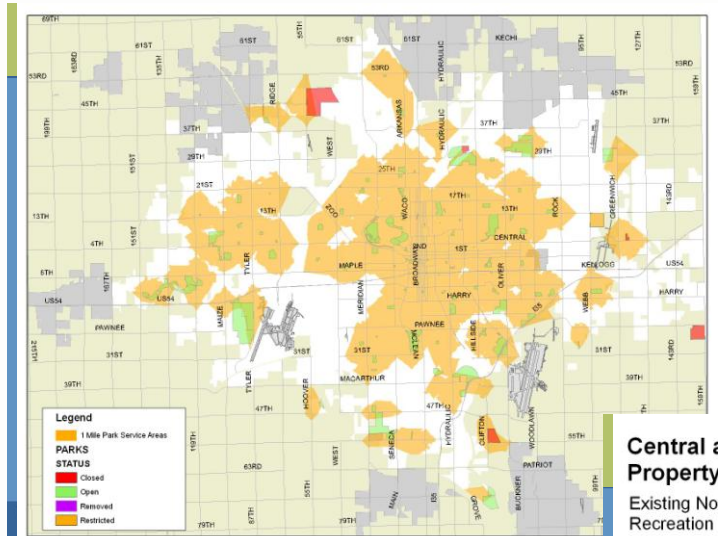
- ❖ A Fire Department presence will improve fire service in this area.
- ❖ At the January 27th Preston Trails HOA meeting, 74% indicated support for a fire station at the Central and Bristol site.



3. Needs Assessment

Outdoor Recreation/Park

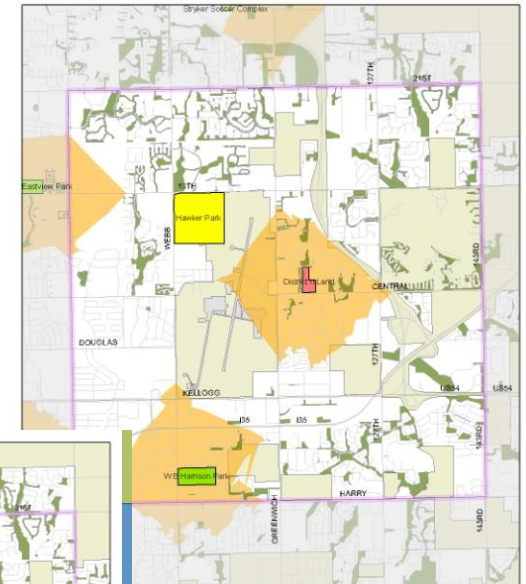
Contextual Analysis:



Central and Bristol Property Existing Non-City of Wichita Recreation Resources



Central and Bristol Property Existing Parkland and Service Areas



3. Needs Assessment

Outdoor Recreation/Park

Site Suitability Assessment:

- ❖ According to *Wichita Park, Recreation, Open Space Plan 2008* standards, the 14.4 acre Central and Bristol site is most appropriate for development as a 'Neighborhood Park'.
- ❖ A 'Neighborhood Park' is typically 15 acres or less in size and includes the following amenities: internal pathway system; open turf area; playground; picnic table/seating; site furnishings; one additional recreational amenity; and, a park identification sign.

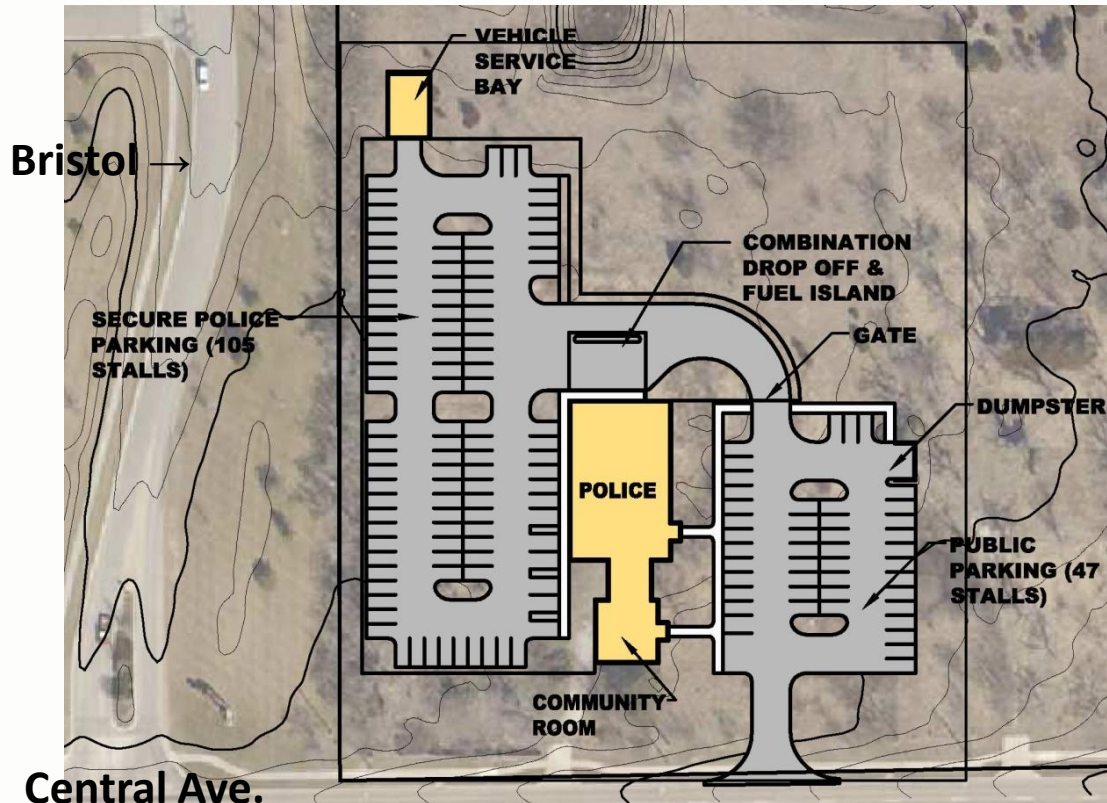
Top-Ranked Park Elements:

- ❖ Based upon community feedback, the following are the top five preferred park elements at Central and Bristol:
 1. Nature trails/natural areas
 2. Leave site in its existing natural state
 3. Walking paths
 4. Picnic facilities
 5. Playground, doggie stations



4. Future Facilities Footprint Scenarios

Scenario #1



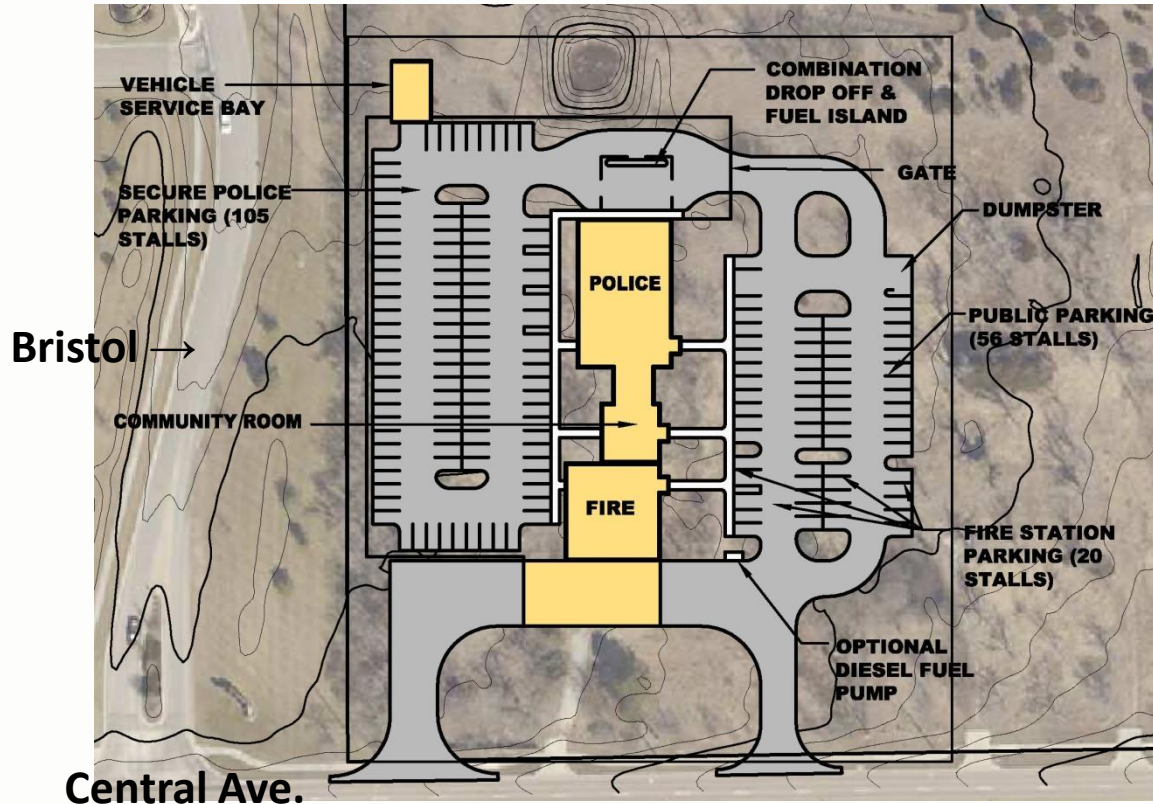
April 28th open house:
Received **1%** of votes

- ❖ Multi-level police substation/community meeting room (no future fire station)
- ❖ Total building, parking, landscaped site footprint = **2.69 acres**
- ❖ Total building & parking footprint = **1.69 acres**



4. Future Facilities Footprint Scenarios

Scenario #2



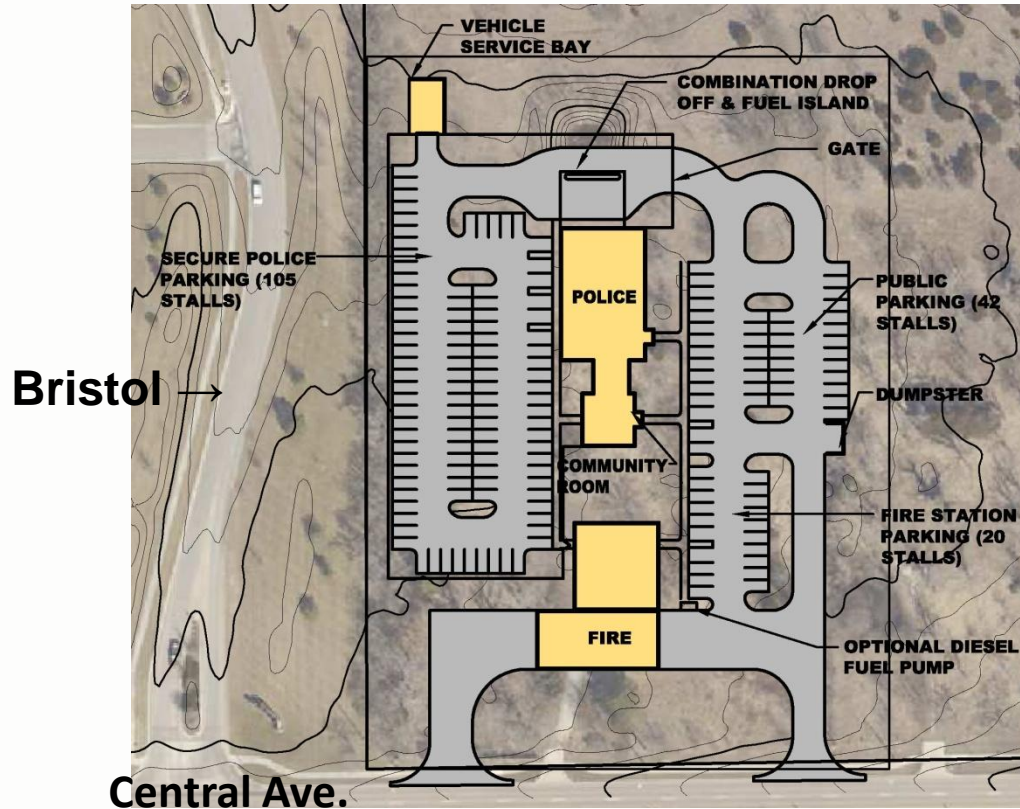
April 28th open house:
Received **70%** of votes

- ❖ Multi-level police substation/community meeting room & future attached fire station
- ❖ Total building, parking, landscaped site footprint = **3.69 acres**
- ❖ Total building & parking footprint = **2.42 acres**



4. Future Facilities Footprint Scenarios

Scenario #3



April 28th open house:
Received **29%** of votes

Endorsed by:
DAB II, Park Board, City
Design Council

- ❖ Multi-level police substation/community meeting room & future detached fire station
- ❖ Total building, parking, landscaped site footprint = **3.74 acres**
- ❖ Total building & parking footprint = **2.59 acres**



4. Future Facilities Footprint Scenarios

Recommendation - modified Scenario #3



Advantages

- ❖ Final building design flexibility
- ❖ Community room future expansion
- ❖ Preservation of significant site trees

5. Facility Requirements & Cost Estimates

Outdoor Park

- ❖ Total final design, construction & contingencies cost estimate = **\$1,300,000**

Police Substation/Community Meeting Room - 10,250 sq. ft.

- ❖ Total final design, construction, furnishings & contingencies cost estimate = **\$2,420,287**

Fire Station - 9,990 sq. ft.

- ❖ Total final design, construction, furnishings & contingencies cost estimate = **\$2,251,815**

Facilities Co-Location Efficiencies Assessment

- ❖ Shared public parking opportunities (police, community room and park users)
- ❖ Shared meeting room opportunities (staff training, community groups, secured indoor restroom for park users)
- ❖ Shared city vehicle repair and fueling station opportunities (police and fire)



6. Recommended Conceptual Park Master Plan



7. Plan Implementation Strategy

Proposed 2011-2020 Capital Improvement Program

(subject to change and City Council approval)

Outdoor Park:

Final design work - **2013**

Construction - **2014-2015**

Police Substation/Community Meeting Room:

Final design work - **2013**

Construction - **2013-2014**

Fire Station:

Final design work - *not funded/programmed*

Construction - *not funded/programmed*



Project Timeline ... Next Steps

- August 1, 2011*** - Plan Steering Committee and Staff Support Team Meeting.
 - District II Advisory Board endorsement of master plan.
- September 2011*** - Wichita City Council endorsement of master plan.

Comments or Questions?

